

SOUTH AUSTRALIAN BUILDING STATISTICS, 1953.

The Statistical Department collects information concerning building operations from two sources:-

A. LOCAL GOVERNMENT PERMITS (see Bulletin No. 4)

Since 1911, particulars have been collected from Corporations and District Councils of permits granted, and from Government Departments of authorisations, for the erection of houses and other buildings, and also for alterations and additions. Permits include Housing Trust operations. Certain particulars for the last 3 years are shown in Bulletin No. 4 attached, and some also are summarised as follows:-

METROPOLITAN AREA - Number. Permits were granted during the year 1953 (1952 in parentheses) for 5,708 (6,538) private dwellings.

Included in the 5,708 (6,538) new dwellings were 225 (30) homes in 20(5) flats, 474(80) homes in 237 (40) maisonettes &c. and 5,009 (6,428) ordinary dwellings. Other New Buildings totalled 657 (378) and alterations and additions 10,655 (10,823). 35(26) old houses were converted into 75 (68) flats, resulting in an increase of 40 (42) homes - these are not counted as new buildings, but as alterations. There were 6 (3) Government dwellings authorised for the Metropolitan Area..

VALUE. The estimated total value of permits and authorisations for all new buildings and alterations was £20,304,578 (£19,018,129). Values of New Private Dwellings were £14,271,216 (£14,015,377). Other New Buildings £2,151,211 (£1,327,039), Alterations, etc. £2,814,610 (£2,493,125), Government Buildings £1,067,541 (£1,182,588).

COUNTRY. Permits, etc. for dwellings in Country areas totalled 1,600 (1,932) and the value of all building operations £5,882,047 (£5,655,518).

B. RETURNS FROM BUILDERS (see Bulletin No. 5)

In normal years permits issued gave a reasonably accurate picture of building operations, but with the shortage of materials and manpower it was realised that some buildings were not commenced although permits had been granted for them. Further, there was a much longer time taken to complete the buildings.

From 1st July, 1945, returns have been obtained from building contractors and from home builders showing the number of buildings completed each quarter and the number still under construction. In conformity with the practice throughout Australia, the particulars are shown in Bulletin No. 5 for years ended 30th June, (and also for the last 6 months).

Although the details are published for financial years, it is of interest to compare completions of houses during calendar years:-
1946 1,669; 1947 2,759; 1948 3,420; 1949 4,473; 1950 6,041; 1951 6,944; 1952 8,824; 1953 8,253.

During the 8 years 1946 to 1953 permits were granted for 49,944 houses, exclusive of 2,284 Emergency houses for which permits are not required. Of these only 42,383 were completed but there were 6,022 still under construction. It would thus appear that nearly 4,000 houses for which permits had been granted had not been commenced but, of course, some of the later ones will be commenced during 1954. Some of the permits relate to week-end shacks which are not included in particulars of houses actually built. Both permits and completions exclude 265 army huts converted in 1947 and 1948 as well as 360 migrants' flats converted at Gepps Cross in 1953.

A.W. BOWDEN,

Statistical Office,
ADELAIDE.
15th March, 1954.

GOVERNMENT STATIST.

STATE OF SOUTH AUSTRALIA
BUILDING PERMITS & AUTHORISATIONS, 1953.
PARTICULARS FOR EACH DISTRICT IN METROPOLITAN AREA.

District	Permits for Dwellings			Value of all new buildings including alterations		
	1951	1952	1953	1951	1952	1953
	No.	No.	No.	£	£	£
Adelaide	3	-	72	461,993	584,390	1,064,547
Brighton	390	240	268	828,247	651,353	868,751
Burnside	385	285	274	908,219	1,006,907	1,239,492
Campbelltown	234	234	247	459,041	555,501	637,152
Col. Light Gardens	3	-	2	13,937	9,844	14,772
Enfield	1,350	1,743	1,510	2,420,882	4,002,296	3,959,306
Glenelg	70	70	56	195,833	248,453	294,183
Henley & Grange	79	77	105	163,349	264,798	339,479
Hindmarsh	28	30	15	133,722	178,459	160,111
Kensington & Norwood	14	12	19	68,484	160,295	188,791
Marion	1,184	1,579	1,142	1,956,856	3,456,799	3,258,089
Mitcham	523	512	382	1,127,976	1,391,472	1,488,411
Payneham	153	103	82	329,919	279,787	279,813
Port Adelaide	273	222	169	985,336	694,294	644,736
Prospect	106	65	68	285,727	254,738	322,377
St. Peters	20	7	15	95,131	51,903	99,773
Thebarton	8	3	3	141,844	50,606	72,161
Unley	87	62	161	289,127	237,874	547,175
Walkerville	12	11	13	68,304	63,154	103,649
West Torrens	551	436	529	1,278,401	1,302,627	1,805,802
Woodville	949	847	576	2,191,519	2,449,991	1,848,467
Total - Private	6,422	6,538	5,708	14,403,847	17,835,541	19,237,037
Government	-	3	6	1,968,884	1,182,588	1,067,541
GRAND TOTAL	6,422	6,541	5,714	16,372,731	19,018,129	20,304,578

COUNTRY DISTRICTS

Corporation						
Gawler	52	55	38	87,416	84,533	73,683
Mt. Gambier	132	118	112	300,007	271,605	321,726
Murray Bridge	55	31	41	111,646	104,064	137,850
Naracoorte	28	26	21	70,987	61,888	85,190
Port Augusta	35	79	190	61,729	141,360	408,182
Port Lincoln	71	142	76	151,936	333,032	223,969
Port Pirie	119	77	125	251,363	192,802	345,672
Whyalla	66	14	11	139,024	52,831	77,851
Victor Harbour	28	25	27	57,110	64,127	106,898
District Councils						
Millicent	19	16	21	30,770	49,085	55,480
Mount Barker	12	15	29	25,285	27,235	64,350
Noarlunga	90	96	91	107,338	131,624	175,405
Salisbury	131	317	57	188,800	782,150	176,820
All Other	743	559	630	1,389,024	1,255,282	1,990,182
Total Private	1,581	1,570	1,469	2,972,435	3,551,618	4,243,258
Government	267	362	131	1,754,338	2,103,900	1,638,789
GRAND TOTAL	1,848	1,932	1,600	4,726,773	5,655,518	5,882,047
TOTAL STATE	8,270	8,473	7,314	21,099,504	24,673,647	26,186,625

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Kind of Building		BUILDINGS COMPLETED						Under Constrn. 31/12/53 (7)	Jobs Commenced Dec. Qr. 1953 (inc. in cols. 6 or 7)
		Year 1948-49	Year 1949-50	Year 1950-51	Year 1951-52	Year 1952-53 (c)	July to Decr. 1953 (6)		
		(1)	(2)	(3)	(4)	(5)	(6)		
HOUSES - Brick, Stone &c.	a No.	2,885	3,428	3,834	4,272	4,580	2,049	2,795	824
	b No.	464	591	869	1,290	1,397	778	1,470	398
Fibro Cement	a No.	444	622	1,642	1,153	933	204	159	115
	b No.	101	86	155	238	313	151	236	97
Weatherboard & Other	a No.	75	143	182	694	1,671	821	1,281	156
	b No.	22	37	45	66	51	24	28	7
FLATS - Dwelling Units	a No.	6	-	-	-	58	60	39	8
INSTITUTIONS ETC.	a No.	6	9	11	2	4	2	14	5
TOTAL DWELLINGS ETC. (inc. Emergency)	a No.	3,416	4,202	5,669	6,121	7,246	3,136	4,288	1,108
	b No.	587	714	1,069	1,594	1,761	953	1,734	502
	a b £000	5,227	7,316	10,680	14,985	22,277	10,920	16,504	4,457
FACTORIES	a No.	73	65	52	73	55	30	47	25
	£000	473	647	273	442	632	406	3,290	365
OTHER NEW BUILDINGS	a No.	236	175	268	297	476	293	241	143
	£000	782	1,110	1,089	2,695	2,976	1,199	4,213	700
TOTAL NEW BUILDINGS	a b No.	4,312	5,156	7,058	8,085	9,538	4,412	6,310	1,778
	a b £000	6,482	9,073	12,042	18,122	25,885	12,525	24,007	5,522

a. By building contractors.

b. By home builders.

c. Excluding 360 Migrants' flats converted at Gepps Cross.

ACTUALLY WORKING ON JOBS ON 16th DECEMBER, 1953 ^x

Contractors & Sub Contractors 1,957, Wage Earners 7,674, Total 16.12.53 - 9,631; 30.6.53 - 9,371; 30.6.52 - 10,371; 30.6.51 - 10,168.

The following tradesmen were included above:- Carpenters 3,012, Bricklayers 1,424, Painters 1,000, Electricians 371, Plumbers 736, Building Laborers 1,815, Other 1,273, Total 9,631.

^x Excluding those engaged only in minor repairs, etc. and own home builders.

Statistical Office, Adelaide.
15th March, 1954.

A.W. BOWDEN,

GOVERNMENT STATIST.